



Town of Southern Shores

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Ordinance 2016-XX-XX

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE TOWN OF SOUTHERN SHORES, NORTH CAROLINA

ARTICLE I. Purpose(s) and Authority.

WHEREAS, pursuant to N.C.G.S. § 160A-381, the Town of Southern Shores (the "Town") may enact and amend ordinances regulating the zoning and development of land within its jurisdiction and specifically the location and use of buildings, structures and land. Pursuant to this authority and the additional authority granted by N.C.G.S. Chap. 160A, Art. 19 et. seq, the Town has adopted a comprehensive zoning ordinance (the "Town's Zoning Ordinance") and has codified the same as Chapter 36 of the Town's Code of Ordinances (the "Town Code"); and

WHEREAS, pursuant to N.C.G.S. § 160A-174 the Town may also enact and amend ordinances that define, prohibit, regulate, or abate acts, omissions, or conditions, detrimental to the health, safety, or welfare of its citizens and the peace and dignity of the Town; and

WHEREAS, the Town further finds that in accordance with the findings above it is in the interest of and not contrary to the public's health, safety, morals and general welfare for the Town to amend the Town's Zoning Ordinance and Town Code of Ordinances as stated below.

ARTICLE II. Construction.

For purposes of this ordinance amendment, underlined words (underline) shall be considered as additions to existing Town Code language and strikethrough words (~~strikethrough~~) shall be considered deletions to existing language. Any portions of the adopted Town Code which are not repeated herein, but are instead replaced by an ellipses ("...") shall remain as they currently exist within the Town Code.

ARTICLE III. Amendment of Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Town Council of the Town of Southern Shores, North Carolina, that the Town Code shall be amended as follows:

PART I. That Section 36-57 [Definitions of specific terms and words] be amended as follows:

1
2 **Sec. 36-57. Definition of specific terms and words.**
3

4 The following words, terms and phrases, when used in this chapter, shall have the
5 meanings ascribed to them in this section, except where the context clearly indicates a
6 different meaning:
7

8 *Group development* means multiple principal buildings on a single lot ~~of less than~~
9 ~~ten acres.~~

10
11 **PART II.** That Section 36-207 [C general commercial district] be amended as follows:
12

13 **Sec. 36-207. C general commercial district.**
14

15 (c) Conditional uses. The following uses shall be permitted as a conditional use,
16 subject to the requirements of this district; shall be subject to conditions and
17 modifications relating to impacts on adjacent properties, transportation and
18 transportation systems, transportation interconnectivity, stormwater, utilities and
19 telecommunications facilities (including capacity), vegetation and other elements of the
20 natural environment, noise, hours of operation, and other factors that the town council
21 finds applicable; and additional regulations and requirements imposed by the town
22 council, as provided in article X of this chapter:
23

24 (6) Group development of commercial buildings, provided:
25

- 26 a. Minimum size of any building shall be 2,500 square feet.
27
28 b. All buildings constructed within thirty-five (35') of another
29 building within the development are to be connected by a
30 breezeway or covered walkway.
31

32 **ARTICLE III. Statement of Consistency with Comprehensive Plan and**
33 **Reasonableness.**
34

35 The Town's adoption of this ordinance amendment is consistent with the Town's adopted
36 comprehensive zoning ordinance, land use plan and any other officially adopted plan that
37 is applicable. For all of the above-stated reasons and any additional reasons supporting
38 the Town's adoption of this ordinance amendment, the Town considers the adoption of
39 this ordinance amendment to be reasonable and in the public interest.
40

41 **ARTICLE IV. Severability.**
42

43 All Town ordinances or parts of ordinances in conflict with this ordinance amendment
44 are hereby repealed. Should a court of competent jurisdiction declare this ordinance
45 amendment or any part thereof to be invalid, such decision shall not affect the remaining

provisions of this ordinance amendment nor the Zoning Ordinance or Town Code of the
Town of Southern Shores, North Carolina which shall remain in full force and effect.

ARTICLE V. Effective Date.

This ordinance amendment shall be in full force and effect from and after the ____ day of
_____, 201__.

Mayor

ATTEST:

Date: _____

Deputy Clerk

Vote: Ayes Naves

APPROVED AS TO FORM:

Town Attorney